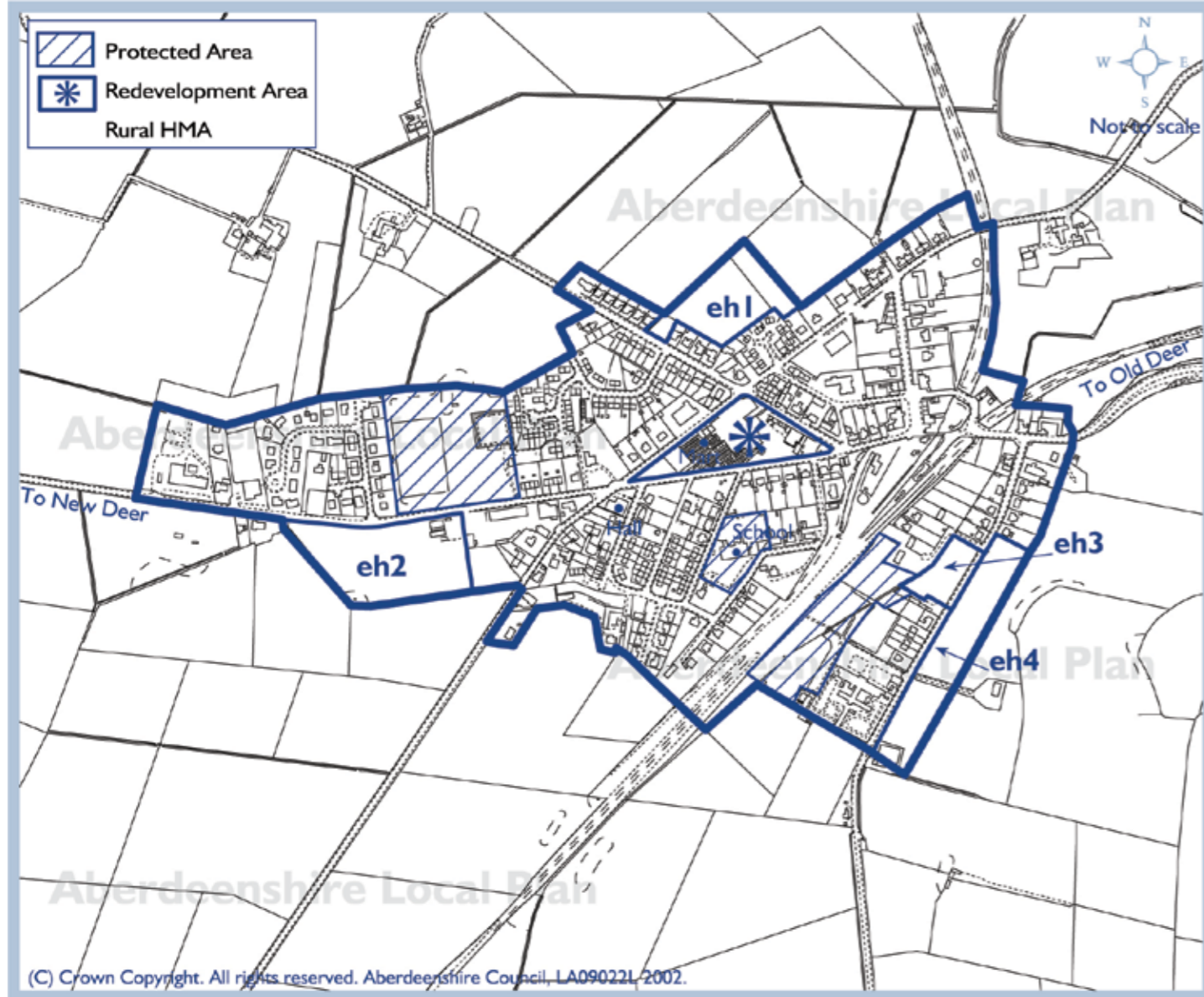




613 960  
udvillagetrust.org  
agetrust.org

# Maud Community Action Plan

June 2013



**Origins and Development Background**

The village of Maud is located 13 miles west of Peterhead on the South Ugie Water. It is described in Pratt's Buchan - "Maud - or as it is sometimes called, New Maud - a rising and rapidly increasing village, lies in a valley halfway between two parish churches and along the burn which divides the parishes, the original village, which was called Bank (from the name of an old farm, "Bank o' Behitch") being on the Old Deer side of the burn, and Maud proper being on the New Deer side".

Maud rose to prosperity in the nineteenth century as a railway junction of the Formartine and Buchan Railway that ran through Maud to Fraserburgh and Peterhead, but has always been the meeting place of six roads. The railway closed to passengers in 1965 and to freight in 1979 but the ground was retained in its entirety and is now a footpath known as the Formartine and Buchan Way. The Railway Station buildings were converted into Business Units and a Railway Museum which is opened by the Friends of Maud Railway Museum during specific weekends from April until October or by arrangement.

In the heart of Maud was once the largest one day fatstock market in the whole of Britain. For 99 years the mart at Maud hosted one of the largest cattle auctions in Europe and was at the centre of agricultural life for the farming communities of Buchan. Every Wednesday more than 1,000 cattle and up to 5,000 sheep were sold as farmers from across Scotland flocked to the small Aberdeenshire village.

As a result of first BSE and then Foot and Mouth The Mart closed its gates in March 2001 as a response to this Maud Village Trust was formed by local people to purchase and develop the site for the benefit of the community. Maud Village Trust raised 5% of the asking price and were successful in attracting the other 95% from the Scottish Land Fund.

An extensive community consultation was carried out in 2002 using Planning for Real® to establish how the site should be developed. Ten years on in 2013, this exercise has been repeated to ensure that the site is meeting the needs of the local community. A questionnaire was distributed and an open day was held - the results of this are contained within this Action Plan. **What we like about living in Maud**

*(as given by various members of the community of different ages)*

- "Community spirit"*
- "central to most places in the area"*
- "looks alive"*
- "good village school"*

**What could be better**

- "speed calming measures"*
- "waste areas in the village tidied up and developed"*
- "more bins for rubbish and dog foul"*



Market Street, Maud.



Old Mart Community Resource Centre.

### Maud: Buchan Community Plan 2013-2016

The Buchan Local Community Plan brings together the key actions and projects of a number of public agencies under five themes - Community Wellbeing, Developing Our Partnership, Sustainable Environment, Jobs and the Economy and Lifelong

Learning. It also includes actions based on consultation with the local communities and local community groups. The plan can be accessed on [www.ouraberdeenshire.gov.uk/buchan](http://www.ouraberdeenshire.gov.uk/buchan)

The latest version includes actions which are of particular relevance to Maud.

| Heading/Lead Service              | Action/Project   |
|-----------------------------------|--|
| <b>Community Wellbeing</b>        | <p><b>A3 - Community Safety</b><br/>To work with local Partners to deliver on Community Safety priorities for Buchan, for example including - road safety, alcohol, domestic violence, drugs, youth disorder/underage drinking, serious and violent crime, vandalism/graffiti, fire safety, neighbour disputes.</p> <p><b>A5 - Improving Health and Tackling Inequalities in Buchan</b><br/>To work in partnership with services and the community to address health improvement priorities with a focus on those more vulnerable or who have higher risk of preventable ill health.</p> <p><b>A6 - Older People</b><br/>To work with Community Planning Partners to identify actions and priorities for older people in Buchan in light of the new Scottish Government National Outcome 15 - "our older people are able to maintain their independence as they get older and are able to access appropriate support when they need it."</p>   |
| <b>Jobs and the Economy</b>       | <p><b>B2 Support for Employability Activities and Work</b><br/>To continue to develop and support employability projects to help people in Buchan overcome barriers in order to enter and sustain employment.</p> <p><b>B3 Tourism and Events</b><br/>To support projects and activities eg Theatre Modo, Family History, Aden Country Park, Scottish Week, Aden Bike Challenge etc which promote our Buchan area, and particularly help to meet local needs and address priorities within the Buchan Community Plan.</p> <p><b>B4 Social Economy/Social Enterprise</b><br/>Community Planning Partners in Buchan will support an evaluation of social enterprise activity and will work with these organisations to strengthen their future sustainability.</p>   |
| <b>Lifelong Learning</b>          | <p><b>C3 - Community Facilities</b><br/>To identify with Communities what their needs are through available evidence, local consultation and Community Action Plans and match this with funding and resources available.</p>   |
| <b>Sustainable Environment</b>    | <p><b>D2 Village and Town Regeneration</b><br/>To support actions that will regenerate and improve the Town Centre of Peterhead and rural villages in Buchan.</p> <p><b>D3 Community Assets</b><br/>To work with local communities to identify and promote Community Asset Transfer opportunities, which meet both the communities' and partners' needs including Caravan Parks, Community Buildings or Services.</p> <p><b>D4 Environmental Improvements</b><br/>To encourage maintenance, improvement and biodiversity of the local environment of the Buchan settlements.</p> <p><b>D5 Transport including Community Transport</b><br/>To work with Partners to assess the transport needs of our Buchan Communities with particular reference to Access to Health Services, Employment Opportunities and Reducing Isolation</p> <p><b>D6 Waste</b><br/>To work with Partners to increase awareness of recycling and encourage community engagement in ReUse, Recycle and ReSale whilst promoting the Zero Waste Agenda for the Buchan area through - Recycling Points, Reuse and Recycle, Litter, Green Dog Walkers Initiative</p> |
| <b>Developing Our Partnership</b> | <p><b>E1 Increasing Community Involvement</b><br/>Partners will lead on, engage with and support Community Engagement exercises.</p>   |



Community Service Centre.

### Development of the Site

Over the past ten years, the site has been cleared and developed. The Trust sold a portion of land to Cornerstone, an organisation which supports people to lead independent and active lives in their community. The new building on the site - Berrybank - provides supported accommodation with assistive technology and remote monitoring sensors which allows people to live independently, whilst maintaining their safety and security. The residents of Berrybank moved into their new home at the end of 2008 and each resident has their own lounge, kitchen, bedroom and en-suite bathroom.

The Trust has developed the rest of the site in phases -

#### Phase 1 - The Gardens

The first phase of the development of the Old Mart Site was to create a community garden for all to enjoy - a focal point where people could sit and reminisce about what had been before. Volunteers built a drystone dyke, pathways, borders with seasonal planting and seating - this area is now well established.

#### Phase 2 - Community Service Centre

The second phase of the development was to build a Service Centre with units where businesses could be based. At the moment there are four tenants - Dial a Community Bus, Buchan Agricultural Consultants, Venture Care and Support and JM Style Photography. One unit is retained for ad hoc hire. Also in the Service Centre is the very popular Old Mart Cafe which opened in July 2010.

#### Phase 3 - The Old Mart

The Old Mart Community Resource Centre  
The Old Mart Community Resource Centre was the third phase of the development and came about when the Trust was approached by NHS Grampian to work in partnership with them to provide a unique building in the Central Buchan area. The vision behind this was to provide a Centre where services of direct benefit to the health and wellbeing of our local community could be delivered using a multi agency approach. The office spaces and rooms in the Centre operate using a hot desk booking system whereby not one person has a specified area (apart from the treatment areas).



The Community Gardens - Phase 1.



Community Service Centre - Phase 2.



Old Mart Cafe.



The Old Mart Community Resource Centre - Phase 3.



Podiatry Suite - Old Mart Resource Centre.

The funding for the Resource Centre came from the Scottish Government - once the building was completed Maud Village Trust took over responsibility for the running of the building and ensuring its services are maintained. A Management Committee made up of representatives from NHS Grampian, Aberdeenshire Council and Maud Village Trust has been formed.

The building was completed in November 2008. Services operating and being delivered from the Centre include:- Podiatry Clinic, GP Surgeries, Physiotherapy Clinic, Community Nurses, Health Visitors, Occupational Therapy, Care Management Teams, Mental Health Practitioners, Retinal Screening Clinics and occasional users - eg Marie Curie, Community Planning etc.



The Old Mart Gym.

**Old Mart Gym**

During the initial consultation a need for a community gym arose. When the Resource Centre was being planned, the Trust put forward a request for a gym to be included. This was agreed and the Centre now houses an up to date gym which has over 1000 members from the local community and surrounding areas. Other classes - eg spinning, kettle bells and teen classes are also run. There is also more specialised equipment in the gym for the less able.



Outdoor play equipment.

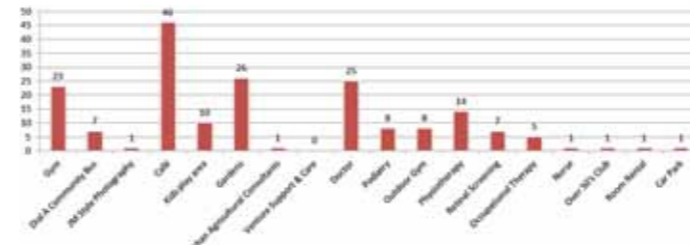
**Phase 4 - Landscaping, Carparking and Play Areas**

This phase entailed tidying up the area from Deer Road down to Market Street. A Feasibility Study was carried out by Buchan Development Partnership and the recommendations made were applied - a recreational area with seating, planting and play equipment was created. Planting has been chosen to encourage bees, birds etc and the play equipment includes fitness equipment for the young and young at heart. Within this phase the car parking area outside the Service Centre was formally laid out.

During the consultation, residents were also invited to comment on other issues within Maud

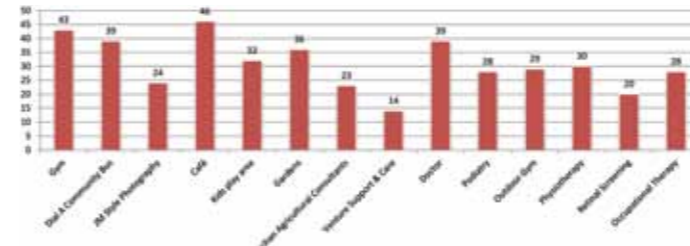
The results of the Community Questionnaire are documented below. It was evident that the development of the former Mart Site has been well received and that Maud Village Trust have succeeded in their vision to “put the heart back into Maud”. There was clear support for a number of activities in the Centre - Heritage events, Classes of all kinds, youth activities and a Cafe serving homebakes and light lunches. There were a few requests for improvements to the gym and to landscape the remaining corner of the site as well as ones to encourage the GP Doctors to use the site.

**Q1: Maud Village Trust Facilities used on Old Mart Site (48 Questionnaires returned)**



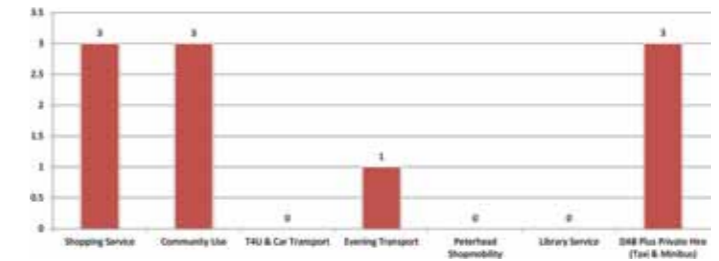
It was clear from the questionnaire that the Cafe is a popular venue. Trade has built up steadily since it opened. More recently it has extended its opening hours to include Saturdays. The gardens and gym are also well used by the community.

**Q2: What facilities are you aware of on the Old Mart Site? (48 Questionnaires returned)**



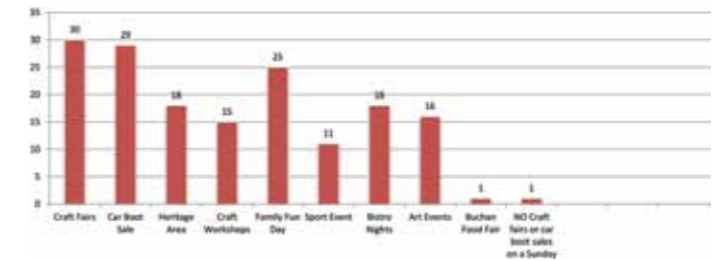
Feedback from the questionnaire indicates that people are aware of all the services on site.

**Q5: Dial A Community Bus Services. What do you use DACB for? (48 Questionnaires returned, 8 people answered the question)**



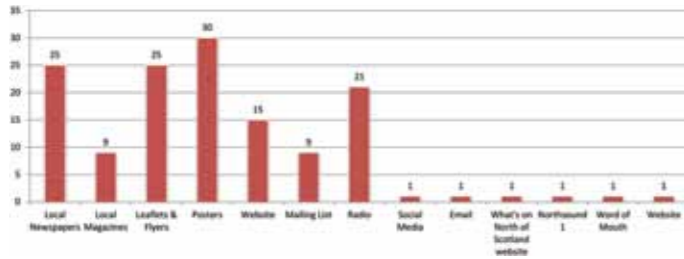
While the questionnaire was carried out for Maud Village Trust - Dial a Community Bus also took the opportunity to ask a question about the services it provides. Only 8 answered the questionnaire as most of the clients do not visit the site itself but are picked up from their homes.

**Q7: What type of events or activities would you support in the Old Mart Site? (48 Questionnaires returned)**



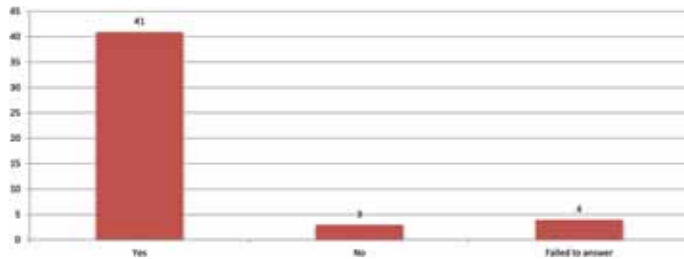
People were asked what sort of activities they would support in the future on the site. Craft Fair, Car Boot and Family Fun Day were the most popular suggestions, closely followed by creation of a Heritage Area, Bistro nights, Art Events and Craft Workshops. Maud Village Trust are in the process of taking the creation of a Heritage Area further after the interest shown in the displays of photographs and memorabilia during the Open Day. The site is already used as a venue for NEOS (North East Open Studios) each year which has proved to be a great attraction for visitors and local people.

**Q8: What methods of promotion would you use to find out more about what's going on at the Old Mart Site? (48 Questionnaires returned)**



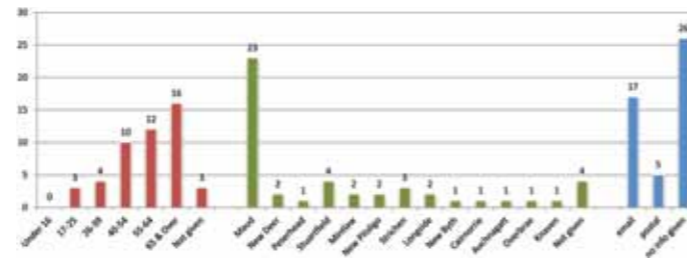
The most popular promotion methods are the more traditional ones - posters, newspapers and local radio adverts.

**Q9: Do you think the Old Mart Site is easy to find? (48 Questionnaires returned)**



Most people felt the site was easy to find - given its location in the heart of the village.

**Q11: Age Group; Q12: Where are they from; Q13: How do they wish to be kept informed? (48 Questionnaires returned)**



Most respondents were over 40 - there is potential to do further consultation with younger people to ensure that the site is meeting the needs of the younger generation.

The majority of respondents came from Maud itself but it is interesting to see how the site draws people from the surrounding rural hinterland too.

*"I find the staff are very helpful and make you welcome. The inside of the building is very clean and warm"*

*"Nice place to come to - friendly staff"*

*"I enjoy the gym facilities - staff are excellent. It's also nice to have a receptionist on site"*

*"Doctor's Surgery sign at the entrance"*

*"Do you have a Twitter and Facebook page?"*

*"Very well laid out and being on the Main Road is easy to find"*

*"Great improvement to the village. Cafe friendly and welcoming - food good too"*

*"Excellent facility. Very happy with gym - very friendly - met lots of new friends. Gym staff are very helpful. Social events very successful. Thank you!"*

*"I really enjoy my Tuesday afternoons with the over fifties club. You have done a great job with the old Mart Site. People of Maud are very lucky to have such a place to visit."*

*"We have a lot to learn from Maud as we have no facilities in our village and it would be good to have something similar"*

*"Good use of old site"*

*"absolutely super"*

*"it is so good to see it being used - especially as it is in the centre of the village"*

*"best thing for the village"*

*"there was a lot of debate when it was first thought of but it is a great facility and we are lucky to have it in Maud"*

*"great improvement. Well done! Just the wee bit at the corner to finish!"*

*"well done for what has been done so far"*

*"it is an excellent place - still miss the Mart!"*

*"great facility which has brought life back to the centre of the village. The gardens are fantastic - well done"*

*"a great asset to the village"*



The Old Mart.



The Old Mart.



The Old Mart site today.



Official opening of the Resource Centre.

“gym - refurbishment long overdue”

“signage at Station car park”

“weight loss/weigh in at the gym, pilates classes”

“nurse clinic at Centre”

“it would be beneficial if there was a nurse on hand for blood tests as not everyone can get to Mintlaw!”

“swimming pool - but probably not viable!”

“New Deer Doctors using the Centre x 2”



The Old Mart Gym.



The Old Mart Cafe.

“gym is a great facility which needs to ensure its future success with some upgrades to equipment.”

“has improved but a garden or something would improve pathway to Cafe instead of rubble”

“Citizens’ Advice - or other such community service”

| Objective                  | Independent | Partnership  | Outside Agency |
|----------------------------|-------------|--|----------------|
| Lifelong Learning          |             | More activities and classes  |                |
| Jobs and the Economy       |             | Signage at Station car park to site  |                |
| Local Environment          |             | Landscape remaining undeveloped space on the site  |                |
| Health and Wellbeing       |             | New Deer Doctors’ using the Centre<br>Weight loss/weigh in at the gym<br>New gym equipment |                |
| Developing Our Partnership |             | Citizens’ Advice/other similar service   |                |

Partners who may help to deliver the above

Aberdeenshire Council Services:-  
Education Learning and Leisure  
Housing and Social Work  
Law and Administration  
Planning and Environmental Services  
Transportation and Infrastructure

Private Investors  
Businesses based on or working from the site

Other Agencies:-  
Buchan Community Safety Partnership  
Grampian Police  
Grampian Fire and Rescue Service  
NHS Grampian

This booklet is one of a series produced by Local Rural Partnerships together with the community under the banner Making It Real.

The initiative is sponsored by Aberdeenshire Community Planning Partnership and run by Aberdeenshire Community Economic Development Co-ordinators Forum. The aim is to provide community action plans in an attractive, easy to read, professionally printed format.

For most communities, the content of each community

plan is based on the results of Planning for Real® exercises carried out by the communities themselves, together with any other available reports. This process ensures that the plans are truly community-led.

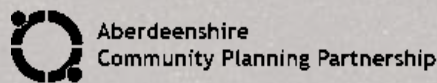
This information can now guide the community and Community Planning Partners in drawing up detailed action plans to implement the top priorities as well as addressing the other issues which have been identified. For each priority or issue this will involve agreeing who should be involved, what

resources will be needed and target dates for completion. It is hoped that this process will be driven by representatives of the community with support - moral, technical and financial - from the relevant partners.

It is important that this booklet is seen by all concerned as an account of the community's views at the time of the latest consultation, and that it will have to be regularly reviewed and updated. As some projects are completed, other issues will arise and take their place in future versions of the community plan.

**Thanks are due to the Maud Village Trust and the wider community for their help and input with the community consultation.**

**BUCHAN DEVELOPMENT PARTNERSHIP  
AREA OFFICE • NETHERMUIR ROAD • MAUD • AB42 4ND  
T: 01771 613666 • F: 01771 613204 • E: BDP@SCOTMAIL.NET**



[www.ouraberdeenshire.org.uk](http://www.ouraberdeenshire.org.uk)

13 960  
villagetrust.org  
getrust.org

June 2013

Design by PURPLEcreative design